

ORDINANCE NO. 040422-45

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4601 SPICEWOOD SPRINGS ROAD FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office-conditional overlay (GO-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No.C14-04-0014, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4,000 square foot tract of land, more or less, being a part of Stillhouse II Office Condominiums, out of Lot 1, Block A, Spicewood Springs Alf Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 4601 Spicewood Spring Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

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|---|--|
| Art and craft studio (limited) | Business support services |
| Medical offices (exceeding 5000 sq.ft.) | Personal services |
| College or university facilities | Residential treatment |
| Cultural services | Club or lodge |
| Hospital services (general) | Off-site accessory parking |
| Hospital services (limited) | Restaurant (limited) |
| Community recreation (public) | Community recreation (private) |
| Guidance services | Private secondary educational facilities |
| Communications services | Convalescent services |
| Business or trade school | |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on May 3, 2004.

PASSED AND APPROVED

April 22, 2004

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES
FOR
ALAN MUSKIN

EXHIBIT A

BUILDING 2 OF STILLHOUSE II OFFICE CONDOMINIUMS

PAGE 1 OF 3

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF STILLHOUSE II OFFICE CONDOMINIUMS, AS RECORDED IN DOCUMENT #2002151269, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SPICEWOOD SPRINGS ALF, AS RECORDED IN DOCUMENT #20000231, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron rod found at the most Southerly corner of Stillhouse II Office Condominiums, as recorded in Document #2002151269, Official Public Records, Travis County, Texas, being the most Southerly corner of the said Lot 1, Block A, Spicewood Springs Alf, as recorded in Document #20000231, Official Public Records, Travis County, Texas, being the most Westerly corner of Lot 1, Spicewood Summit, as recorded in Plat Book 85, Page 63D, Plat Records, Travis County, Texas;

THENCE N 03°27' W for a distance of 110.2 feet to a point for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE N 66°11' W for a distance of 89.1 feet to a point, for the Southwest corner hereof;

THENCE N 23°49' E for a distance of 44.9 feet to a point, for the Northwest corner hereof;

THENCE S 66°11' E for a distance of 89.1 feet to a point, for the Northeast corner hereof;

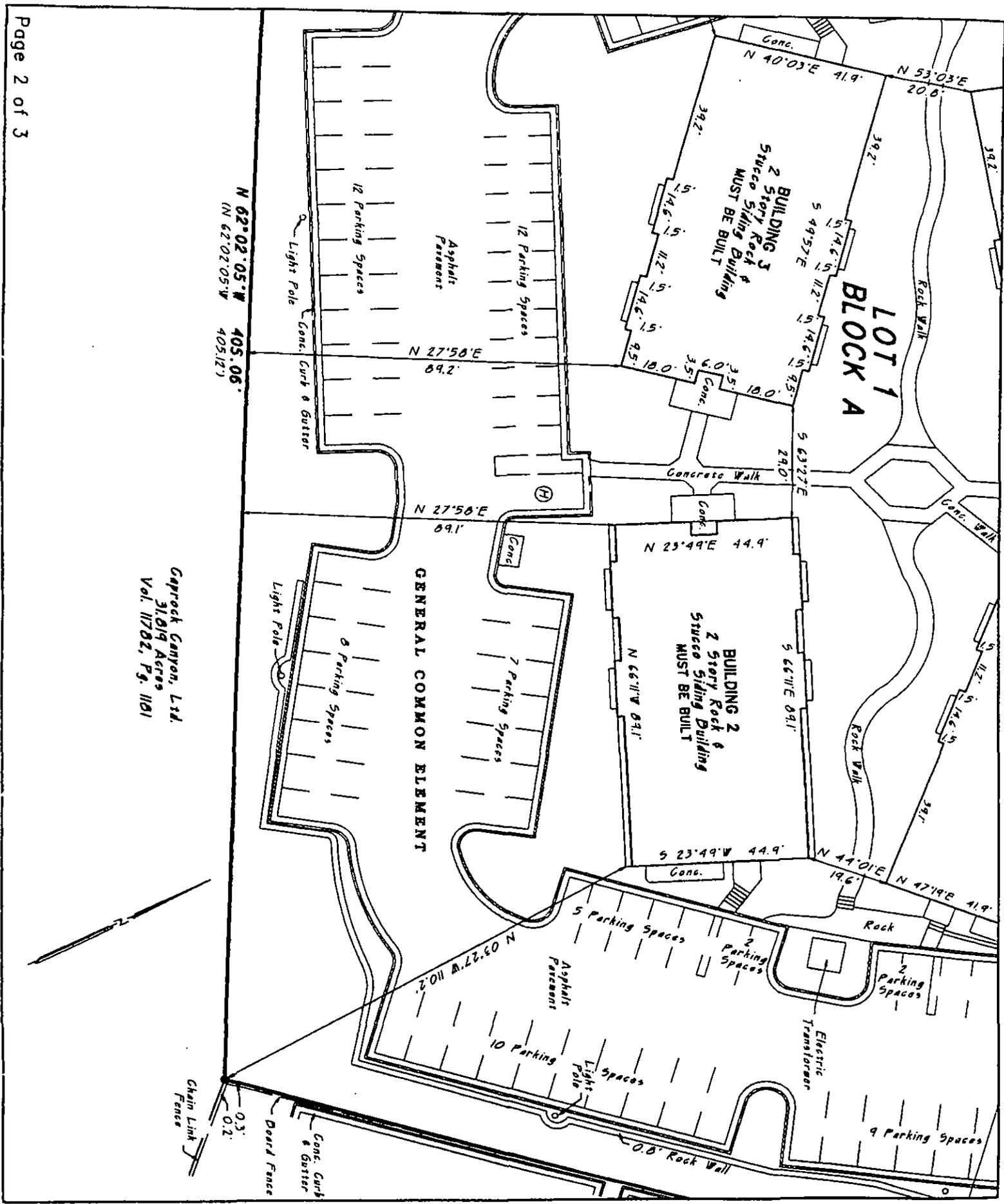
THENCE S 23°49' W for a distance of 44.9 feet to the PLACE OF BEGINNING and containing 4,000 square feet, more or less.

AS SURVEYED BY
DOUG SEELIG LAND SURVEYORS P.C.

Don M. Kuhlmann

DON M. KUHLMANN
Registered Professional Land Surveyor No. 5646
3802 Manchaca Road
Austin, Texas 78704
January 22, 2004
Revised to show square footage on March 31, 2004
Work Order No. 21333

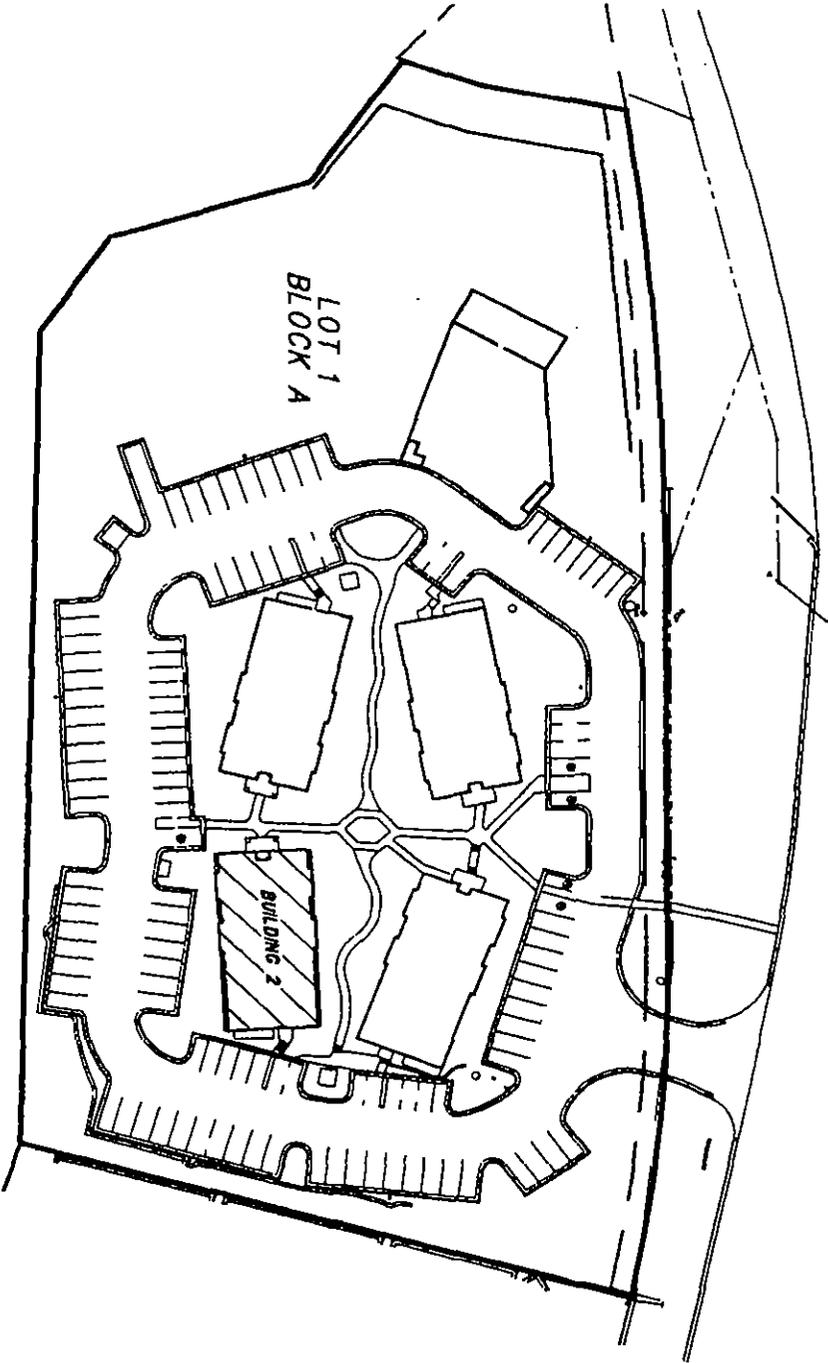




Caprock Canyon, Ltd.
 31.819 Acres
 Vol. 11702, Pg. 1101



SPICEWOOD SPRINGS ROAD

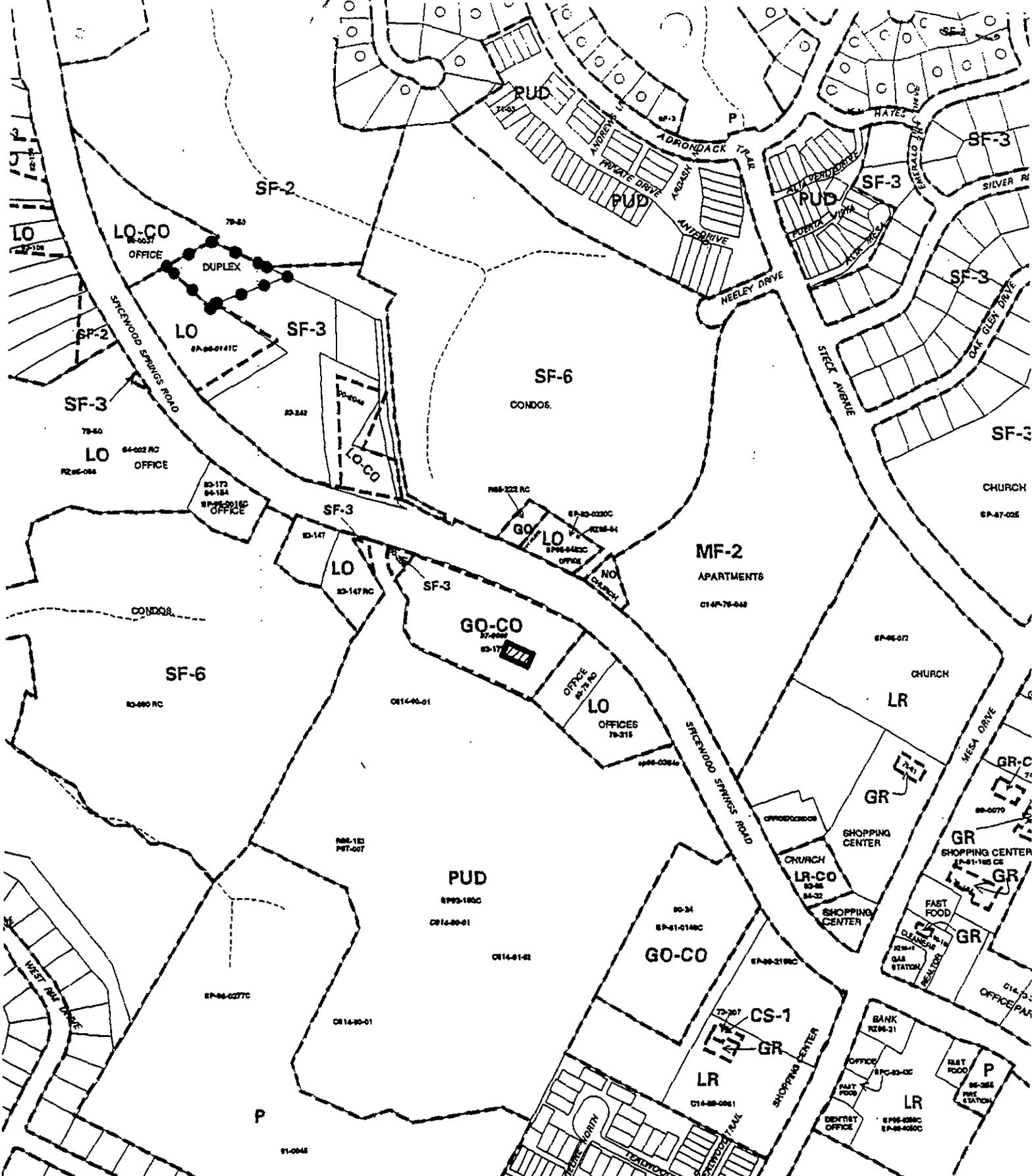


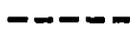
LOT 1
BLOCK A

KEY MAP



Subject Tract



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G. RHOADES

CASE #: C14-04-0014
ADDRESS: 4801 SPICEWOOD SPRINGS ROAD
SUBJECT AREA (acres): 0.080

ZONING EXHIBIT B

DATE: 04-01
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
H31